



Spencer Way  
Stowmarket IP14 1UQ  
£260,000 Freehold

**MaxwellBrown**

Independent Property Agents

Tucked away in a small close backing onto a spinney and large natural pond this well presented extended semi-detached house situated on the edge of the popular Chilton hall development to the west of the town centre, offers spacious family accommodation including, hall, cloakroom, open planned lounge, dining room and conservatory, fitted kitchen, 3 bedrooms and bathroom. The property also features gas central heating, double glazing, garage and off road parking for 2 cars, and large surprisingly private gardens. Viewing highly recommended.



# Spencer Way Stowmarket IP14 1UQ

Part-glazed door to:

**Entrance hall:**

Laminate flooring, coving, door to:

**Cloakroom:**

Fitted with Cream low level WC and pedestal handbasin, laminate flooring, radiator and sealed unit double glazed window to side.

**Lounge area:**

Sealed unit double glazed projecting bay window to front, radiator, TV aerial socket, coving, sealed unit double glazed window to side, staircase to first floor with cupboard under, oak effect laminate flooring, opening through to:

**Dining area:**

With radiator, oak effect laminate flooring, glazed double doors to Kitchen and opening through to conservatory:

**Kitchen:**

Fitted with a range of grey fronted units with oak effect worktops comprising 1 1/2 bowl stainless steel inset sink unit with mixer tap, space and plumbing for automatic washing machine, cupboards, drawers and space under, Integral Bosch oven, hob and extractor hood, eye level units, tiled splashbacks, Baxi gas fired combination boiler supplying hot water and central heating (fitted in 2016), coving, herringbone style vinyl flooring and sealed unit double glazed window to rear.

**Conservatory:**

1/2 glazed with glass roof, oak effect laminate flooring. French doors to rear garden

**First floor landing:**

Built-in storage cupboard, access to loft, sealed unit double glazed window to side and doors to:

**Bedroom 1:**

large built-in double wardrobe, radiator, Sealed unit double glazed window to rear with views over neighbouring pond and copse.

**Bedroom 2:**

Sealed unit double glazed window to front, built-in double wardrobe, radiator.

**Bedroom 3:**

Sealed unit double glazed window to front, radiator.

**Bathroom:**

Fitted with a cream suite comprising level WC, panelled bath with Mira thermostatic shower over and concertina screen, radiator, pedestal handbasin, extractor fan, oak effect vinyl flooring and sealed unit double glazed window to rear.

**Outside:**

The property tucked away is a small close and is approached from the road via a shared private roadway which leads to block paved driveway and printed concrete hard standing area allowing parking space for 2 cars. Up and over door leads to the single detached garage with power, light and personal door. Side gate gives access to the good sized surprisingly private garden mainly to the side of the property with lawn, paved and decked areas, and rear shingled area, Prunus and Acer trees. The garden is enclosed by close board fencing.

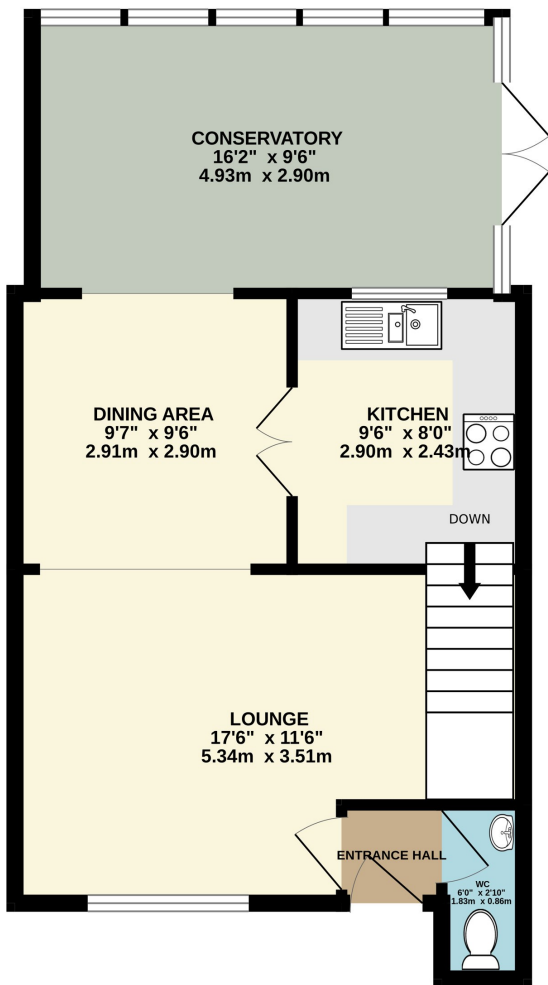
**Services:**

It is understood from the vendors that all main services are connected to the property.

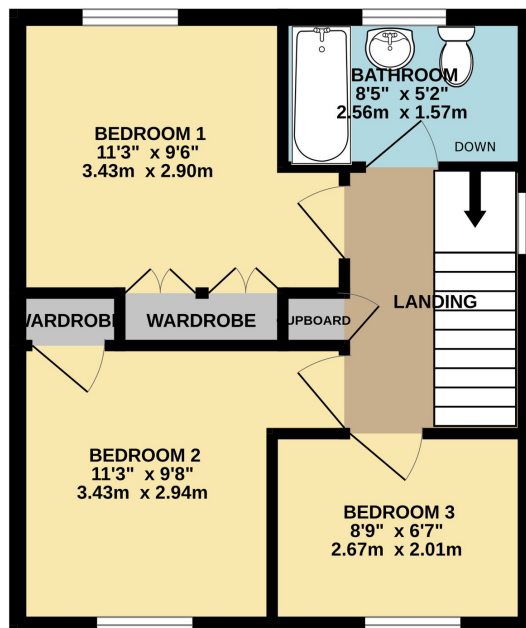
Council Tax Band: C



GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.

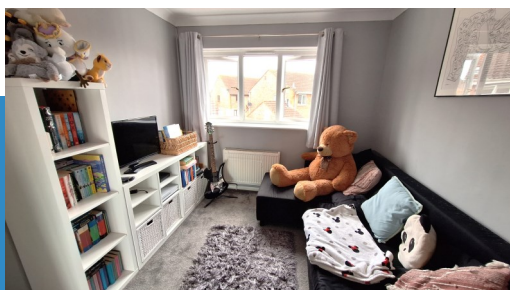


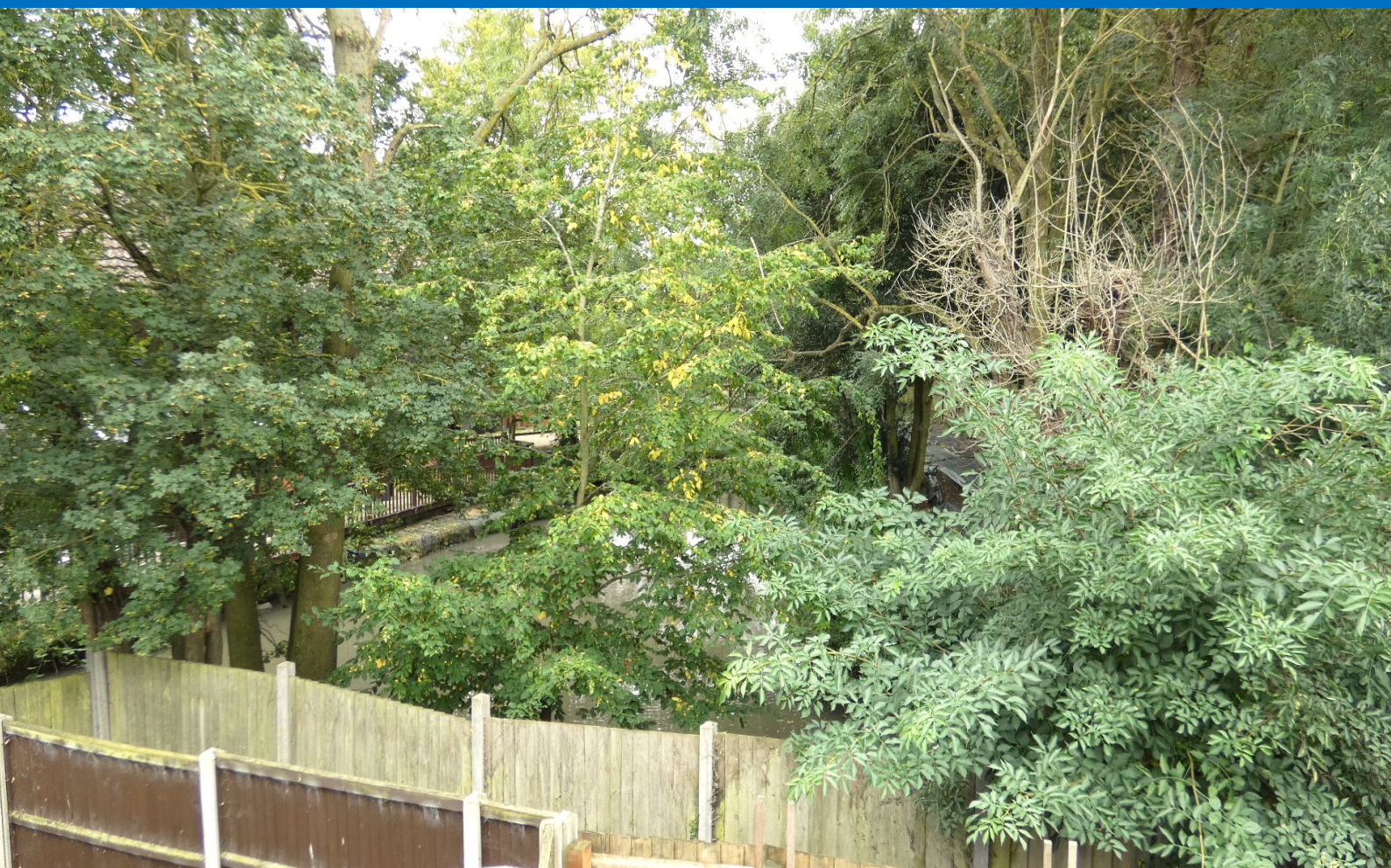
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

